

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and the
S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION

Refer to: P/N # ~~000~~ 2009-370-2IG-p

3 APRIL 2009

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Section 401 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 et seq.) an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

ISLAND POINT, LLC
C/O STEVE JOHNSON
GEORGE A. Z. JOHNSON, JR., INC.
6171 SAVANNAH HIGHWAY
RAVENEL, SOUTH CAROLINA 29470

for a permit to change the use of an existing private recreational dock and modify the existing dock structure in

FOLLY CREEK

at a location, 1656-1679 Peas Island Road, off of Folly Road, in Charleston County, South Carolina. (Latitude 32.681104° - Longitude -79.949067°)

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY, MAY 4, 2009

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of changing the use of the existing dock from private recreational use of the previous property owner to the private recreational use of the owners of existing condominium units 1606 and 1610. The applicant proposes to modify the existing dock structure by installing a 4' x 21.4' walkway with a handrail off of the ebb side of the pierhead; installing a 4' x 21.4' walkway with a handrail off of the flood side of the pierhead, attached to the existing pierhead by a 4' x 12' walkway; installing a 3' x 34' catwalk off of each walkway to a 12' x 13' boat lift on each side, and installing a 12' x 20' floating dock attached to the 4' x 21.4' walkways 3' x 20' ramp. The applicant has stated that they do not believe mitigation is required due to the minimal impact of the proposed modification to the existing dock. The applicant has stated that the purpose of the proposed work is for the private recreational use of the owners of

3 APRIL 2009

the existing condominium units 1606 and 1610.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would have minimal impact on estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking.

In accordance with the NHPA, the District Engineer has also consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. To insure that other cultural resources that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office to provide any information it may have with regard to historic and cultural resources.

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Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

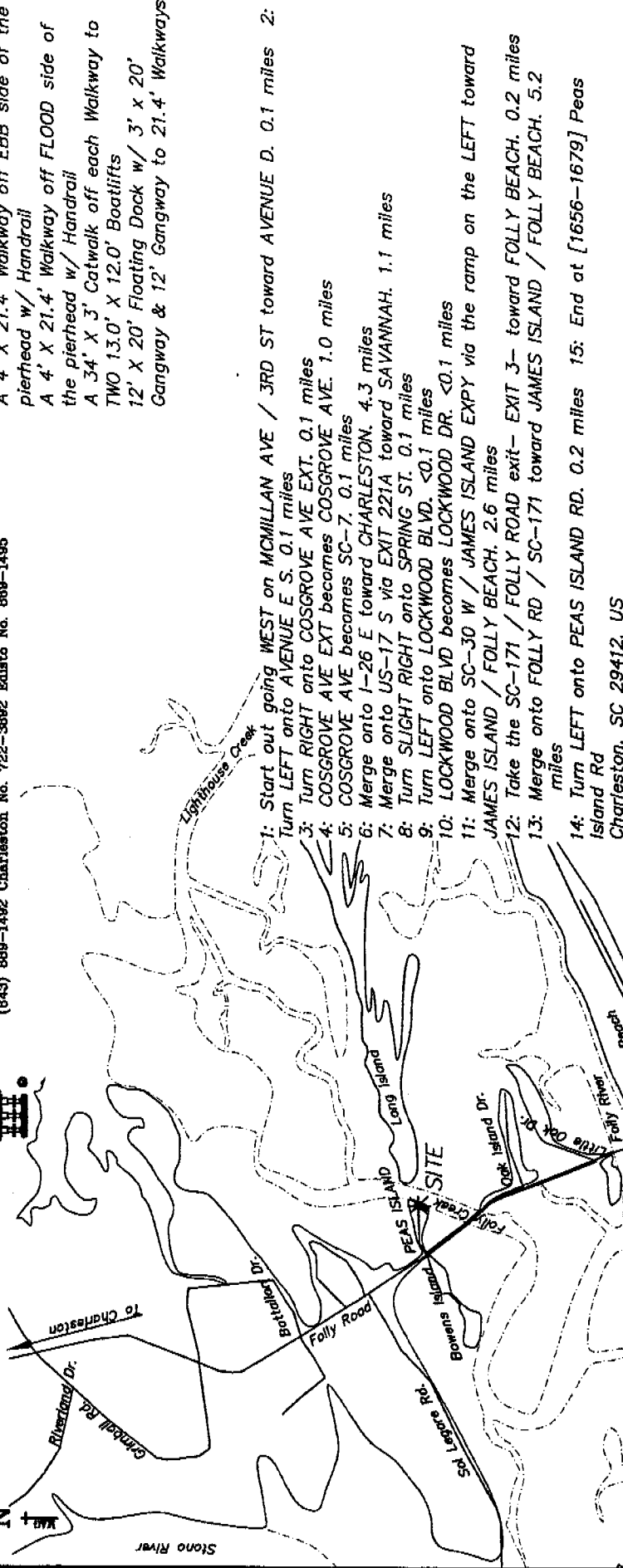
If there are any questions concerning this public notice, please contact Mary Hope Green at 843-329-8044 or toll free at 1-866-329-8187.

Jeff Thompson
SLDHEC - OCRM
843-953-0219

GEORGE A.Z. JOHNSON, JR., INC. LAND SURVEYORS

6171 Savannah Highway
Reverend, South Carolina 29470
(843) 889-1492 Charleston No. 722-5892 Edisto No. 889-1495

DOCK MODIFICATIONS CONSIST OF:
A 4' X 21.4' Walkway off EBB side of the pierhead w/ Handrail
A 4' X 21.4' Walkway off FLOOD side of the pierhead w/ Handrail
A 34' X 3' Catwalk off each Walkway to TWO 13.0' X 12.0' Boatlifts
12' X 20' Floating Dock w/ 3' x 20' Gangway & 12' Gangway to 21.4' Walkways



Location Map "NTS"

Applicant: Island Point, LLC
Peas Island
Folly Beach, SC 29439
Charleston County
TMS No. 331-00-00-013
Folly Creek
GAZJ JOB # 22734

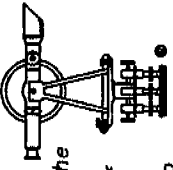
OCRM Critical Line Certified By
D.J. Thompson 12/10/2008
on Plat by Anderson & Associates
Titled "PLAT SHOWING THE ABANDONMENT
OF PROPERTY LINES ON PEAS ISLAND, TOWN
OF FOLLY BEACH, CHARLESTON COUNTY, S.C.
DATED 24 OCTOBER 2005

LOCATION MAP
MODIFICATIONS
to EX. COMMUNITY
RECREATIONAL DOCK
FOR TMS 331-00-00-013
DATE: SEPT. 30, 2008
SCALE "NTS"

Sheet 1 of 4



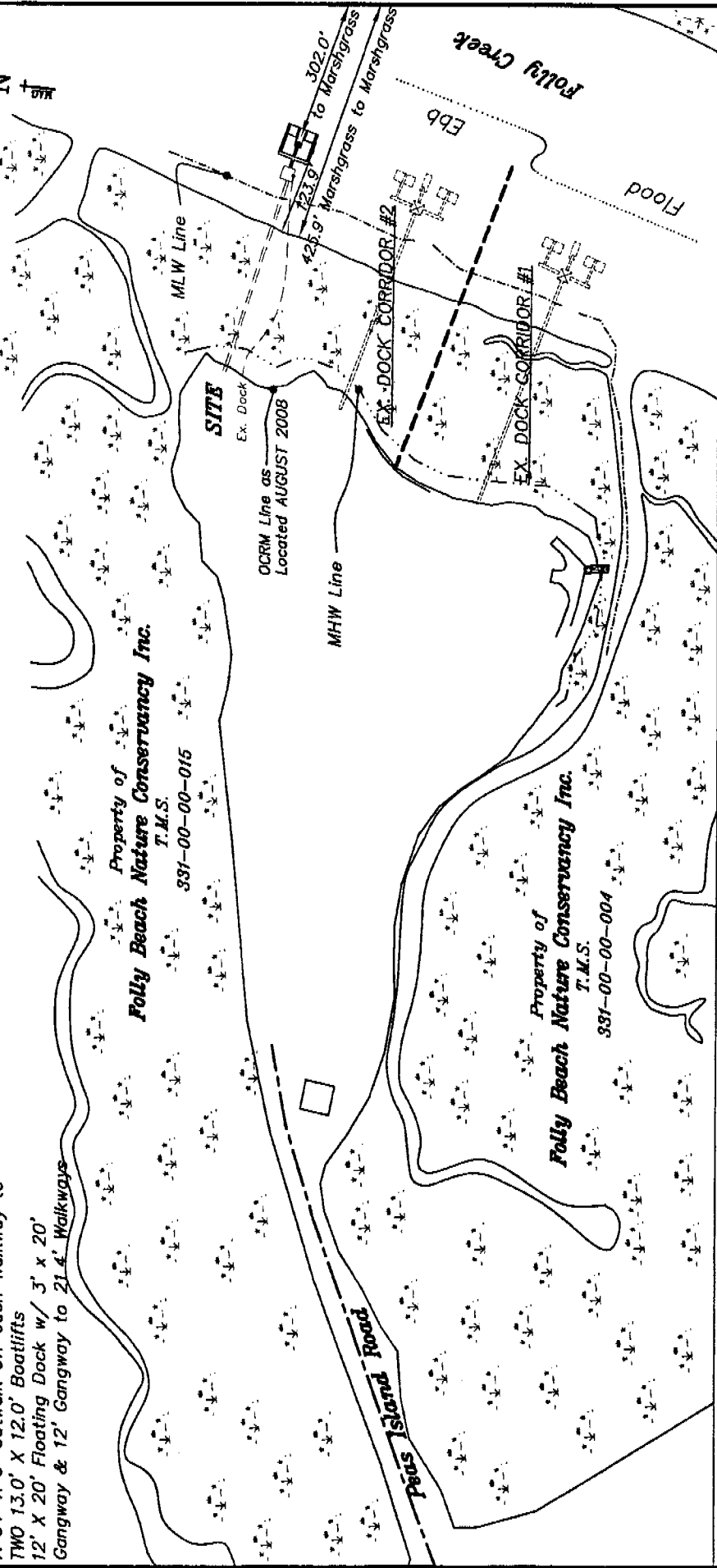
P/N# SAC 2009-370-2 IG



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GEORGE A.Z. JOHNSON, JR., INC.
LAND SURVEYORS
6171 Savannah Highway
Ravenel, South Carolina 29470
(843) 889-1482 Charleston No. 722-3892 Edisto No. 808-1495

OCRM Critical Line Certified By
D.J. Thompson 12/10/2008
on Plat by Anderson & Associates
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DATED 24 OCTOBER 2005

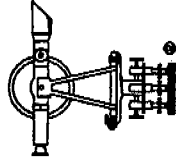


Applicant: Island Point, LLC
Peas Island
Folly Beach, SC 29439
Charleston County
TMS No. 331-00-00-013
Folly Creek
GAZJ JOB # 22734

OVERALL PLAN
MODIFICATIONS
to EX. COMMUNITY
RECREATIONAL DOCK
FOR TMS 331-00-00-013
DATE: SEPT. 30, 2008
SCALE "NTS"



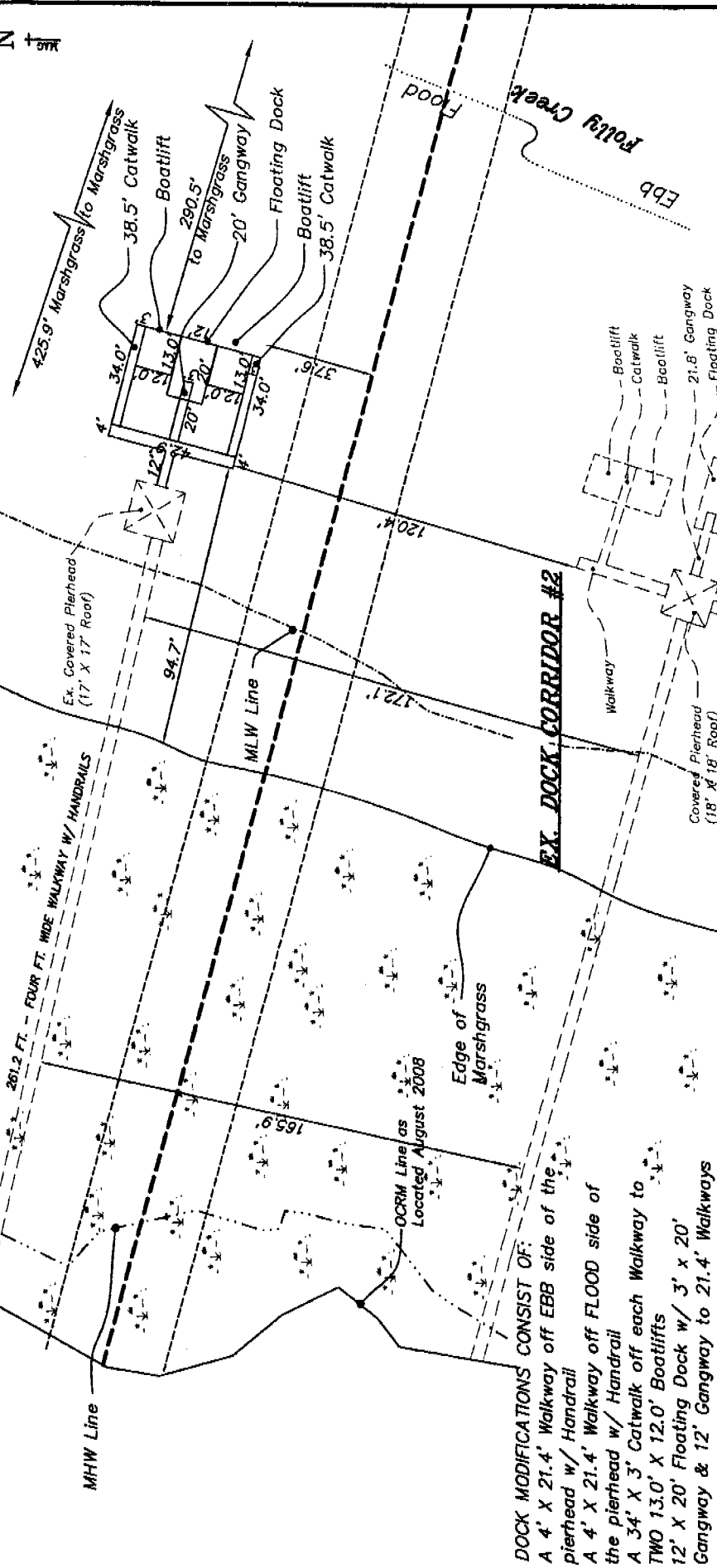
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GEORGE A.Z. JOHNSON, JR., INC.
LAND SURVEYORS

6171 Savannah Highway
Raymond, South Carolina 29470
(843) 889-1482 Charleston No. 722-3892 Edisto No. 869-1485

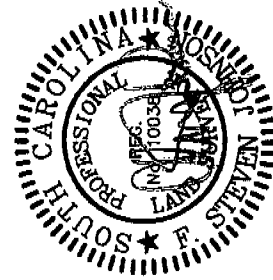
OCRM Critical Line Certified By
D.J. Thompson 12/10/2008
on Plat by Anderson & Associates
Titled "PLAT SHOWING THE ABANDONMENT
OF PROPERTY LINES ON PEAS ISLAND, TOWN
OF FOLLY BEACH, CHARLESTON COUNTY, S.C.
DATED 24 OCTOBER 2005



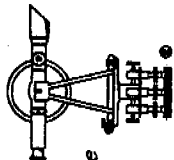
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Applicant: Island Point, LLC
Peas Island
Folly Beach, SC 29439
Charleston County
TMS No. 331-00-00-013
Folly Creek
GAZJ JOB # 22734

DETAIL PLAN
MODIFICATIONS
to EX. COMMUNITY
RECREATIONAL DOCK
FOR TMS 331-00-00-013
DATE: SEPT. 30, 2008
SCALE 1" = 50'



P/N# SAC 2009-370-2IG

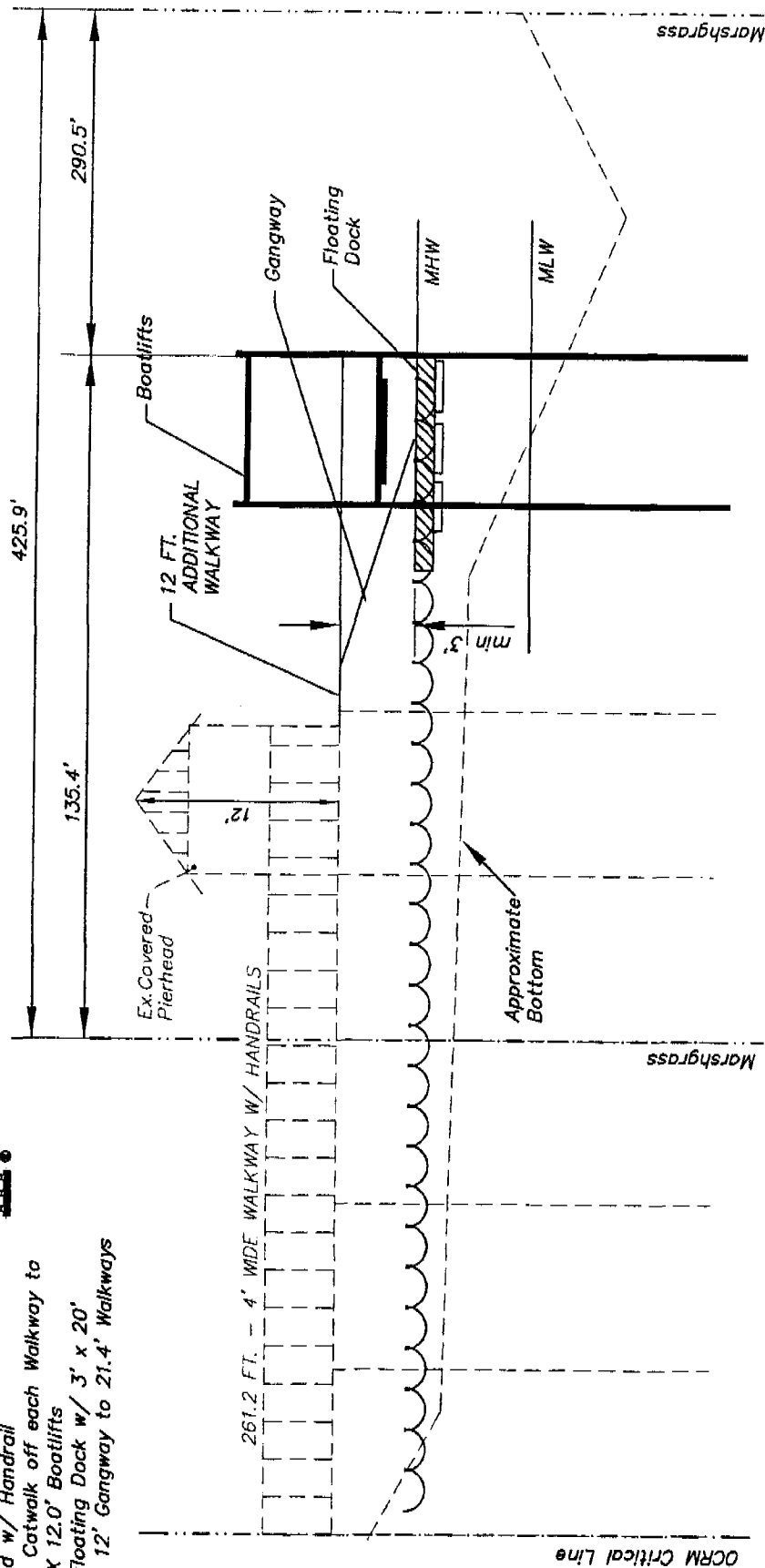


GEORGE A.Z. JOHNSON, JR., INC. *Floating Dock* **LAND SURVEYORS**

6171 Savannah Highway
 Ravenel, South Carolina 29470
 (843) 889-1492 Charleston No. 722-3882 Edisto No. 868-1495

DOCK MODIFICATIONS CONSIST OF:

- A 4' X 21.4' Walkway off EBB side of the pierhead w/ Handrail
- A 4' X 21.4' Walkway off FLOOD side of the pierhead w/ Handrail
- A 34' X 3' Catwalk off each Walkway to TWO 13.0' X 12.0' Boatlifts
- 12' X 20' Floating Dock w/ 3' x 20' Gangway & 12' Gangway to 21.4' Walkways



Applicant: Island Point, LLC
 Peas Island
 Folly Beach, SC 29439
 Charleston County
 TMS No. 331-00-00-013
 Folly Creek
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OCRM Critical Line Certified By
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 DATED 24 OCTOBER 2005"

SIDE VIEW
 MODIFICATIONS
 to EX. COMMUNITY
 RECREATIONAL DOCK
 FOR TMS 331-00-00-013
 DATE: SEPT. 30, 2008
 SCALE "NTS"



P/N# SAC 2-009-370-216

